

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 13, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-35049 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TUNE & LUBE PLUS - OWNER: CHARLESTON PLAZA - Request for a Special Use Permit FOR A PROPOSED 1,820 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR at 1752 East Charleston Boulevard (APN 162-02-510-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 09/16/2009

IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda – Protest Postcard

Motion made by STEVEN EVANS to Approve subject to conditions and adding the following condition as read for the record:

A. There shall be a one-year administrative review.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

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DOUG RANKIN, Planning and Development, indicated that this site was previously occupied by a garage and ceased its operation on March 10, 2008 and the special use permit expired one year later. The use is compatible at this location and staff recommended approval.

JOHN RYAN, 1752 East Charleston Boulevard, stated he is the tenant and opened for a week and then was told the building had no special use permit. It has been two months without a job and he requested approval.

After MARGO WHEELER, Director of Planning and Development, explained the conditions imposed on this use, MR. RYAN agreed to all conditions.

TODD FARLOW requested a condition limiting the hours that cars can be stored outside, as he was aware that another automotive shop stored vehicles outside for weeks at a time. MR. RANKIN replied that minor auto repair does not permit vehicle storage on the site. MINA ADRIALLA, property manager for Charleston Plaza, explained that MR. RYAN is aware that they do not allow vehicles to be parked outside the building, so this should not be an issue. She has been the property manager for a year.

COMMISSIONER EVANS stated he is aware that the site had numerous property managers who have done a pitiful job, and previous tenants had vehicles along with excessive equipment stored outside.

MS. WHEELER read an additional condition imposing an administrative review in one year.

CHAIR TROWBRIDGE declared the Public Hearing closed.